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 TCP \$ -0-

BLDG PERMIT NO. 57242

School 292-

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

*Handwritten initials*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2807 Daybreak Ave TAX SCHEDULE NO. 2943-003-00-090  
 SUBDIVISION Dawn SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1237  
 FILING 1 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) -  
 (1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-7711 USE OF EXISTING BLDGS -  
 (2) APPLICANT Castle Const DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 2755 North Ave \_\_\_\_\_  
 (2) TELEPHONE 248-4038 Single family

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2  
 Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 22

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/27/06  
 Department Approval Marcia Rutledge Date 8-1-96

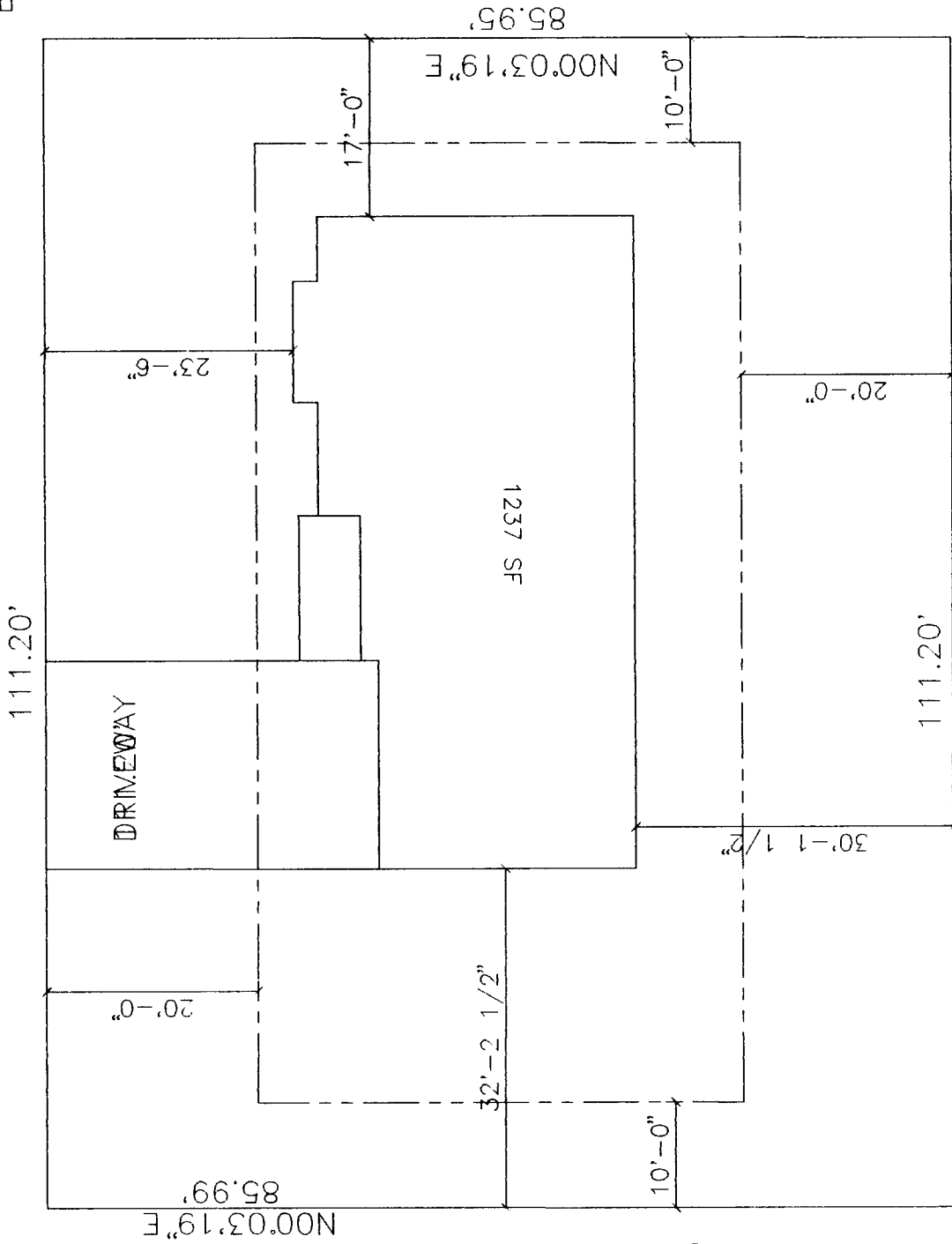
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9441  
 Utility Accounting [Signature] Date 8-20-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 11  
BLOCK 1  
DAWN SUBDIVISION  
B1-L11.DWG

ACCEPTED MR 8-1-96  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



2807 Daybreak Ave

DRIVEWAY  
LOCATION OK  
J. Kista  
7-31-96